151.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,900 / 745,900
					USE VALUE:	745,900 / 745,900
					ASSESSED:	745,900 / 745,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPARGO KENNETH P ETAL/ TRS
Owner 2:	SPARGO/ECKART 2019 REVOCABLE
Owner 3:	INTER VIVOS TRUST
Street 1:	10 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ECKART M L--ETAL -
Owner 2:	SPARGO KENNETH P -
Street 1:	10 BUENA VISTA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,099 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Aluminum Exterior and 1466 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5099.000	287,500		458,400	745,900
Total Card	0.117	287,500		458,400	745,900
Total Parcel	0.117	287,500		458,400	745,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.66 | /Parcel: 508.6

Legal Description

User Acct 100410

GIS Ref

GIS Ref

Insp Date 04/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 151.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,600	0	5,099.	458,400	746,000	746,000	Year End Roll	12/18/2019
2019	101	FV	234,800	0	5,099.	429,700	664,500	664,500	Year End Roll	1/3/2019
2018	101	FV	234,800	0	5,099.	355,200	590,000	590,000	Year End Roll	12/20/2017
2017	101	FV	234,800	0	5,099.	326,600	561,400	561,400	Year End Roll	1/3/2017
2016	101	FV	234,800	0	5,099.	297,900	532,700	532,700	Year End	1/4/2016
2015	101	FV	222,200	0	5,099.	292,200	514,400	514,400	Year End Roll	12/11/2014
2014	101	FV	222,200	0	5,099.	271,600	493,800	493,800	Year End Roll	12/16/2013
2013	101	FV	222,200	0	5,099.	258,400	480,600	480,600		12/13/2012

!11880!

PRINT

Date	Time
12/11/20	02:00:42

LAST REV

Date	Time
12/17/19	11:31:53

mmcmakin

11880

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ECKART M L--ETA	73595-407	1	11/5/2019	Convenience	1	No	No		
	20093-256		9/1/1989		192,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2017	255	Wood Dec	19,411	C				deck repair
6/14/2000	485	Redo Kit	45,000	C				REMODEL KITCHEN-AD
1/21/2000	44	Alterati	17,000					REN GAR
8/3/1992	352	Wood Dec	3,500					NEW DECK 10X15

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Meas/Inspect	HS	Hanne S
3/13/2009	Inspected	189	PATRIOT
1/9/2009	Measured	372	PATRIOT
1/7/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5099		Sq. Ft.	Site		0	80.	1.12	9									458,376						458,400	

Total AC/HA: 0.11706 | Total SF/SM: 5099 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 458,376 | Spl Credit | Total: 458,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353174
Depreciation:	65690
Depreciated Total:	287484

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

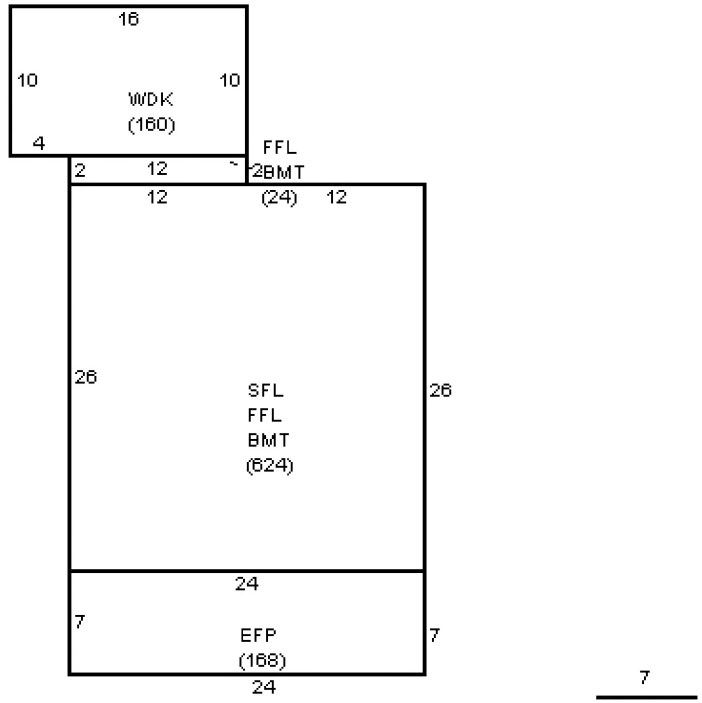
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	127.89
Final Total:	287500	Val/Su SzAd	226.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	648	64.860	42,030
FFL	First Floor	648	173.730	112,576
SFL	Second Floor	624	173.730	108,406
EFP	Enclos Porch	168	42.990	7,223
WDK	Deck	160	12.130	1,940
	Net Sketched Area:	2,248	Total:	272,175
Size Ad	1272	Gross Are	2248	FinArea 1466

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	